

# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING AND PLANNING

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### Voting Members:

Ikaika Anderson, Chair  
Breene Harimoto, Vice Chair  
Ann H. Kobayashi  
Ron Menor  
Kymberly Marcos Pine

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## MINUTES

REGULAR MEETING  
THURSDAY, JANUARY 16, 2014

COUNCIL COMMITTEE MEETING ROOM  
2<sup>ND</sup> FLOOR, HONOLULU HALE  
HONOLULU, HAWAII 96813

*Note: The video of the full proceedings of this meeting can be viewed at <http://honolulucountyhi.igm2.com> or a copy of the video may be requested by calling the City Clerk's Office at 768-5822.*

### CALL TO ORDER

The regular meeting of the Committee on Zoning and Planning was called to order by Committee Chair Ikaika Anderson at 9:16 a.m. Voting Members Harimoto and Kobayashi were present at the meeting. Voting Members Menor and Pine were excused from the meeting.

### STAFF PRESENT

Gail Myers, Senior Advisor to Committee Chair Anderson  
Dean Minakami, Analyst, Office of Council Services  
Andrew Sekine, Analyst, Office of Council Services, substituting for the assigned Analyst to the Committee  
Warren Senda, Attorney, Office of Council Services  
Dawn Takeuchi-Apuna, Deputy, Department of the Corporation Counsel, substituting for the assigned Deputy to the Committee  
Darcie Ching, Council Committee Aide, Office of the City Clerk

## **ORDER OF BUSINESS**

### APPROVAL OF MINUTES

The minutes of the September 5, 9, 12, 19, and 26, 2013, October 8, 2013, and November 21, 2013 meetings of the Committee on Zoning and Planning were approved as circulated.

AYES: HARIMOTO, KOBAYASHI, ANDERSON – 3.  
NOES: None.  
EXCUSED: MENOR, PINE – 2.

### **FOR ACTION**

#### **1. BILL 68 (2013)**

WAIMALU ZONE CHANGE (2013/Z-3). Rezoning land situated at Waimalu, Oahu from B-2 Community Business District with a 60-foot height limit to the BMX-3 Community Business Mixed Use District with a 350-foot height limit. TMK: 9-8-013:013 and 015. (Applicant: CP Kam Properties LLC)

#### Administration/Others

George Atta, Director, Department of Planning and Permitting (DPP)  
Sharon Nishiura, Planner, DPP  
Krishna Jayaram, Deputy, Department of the Corporation Counsel  
John Manavian, Executive Vice President, Robertson Properties Group  
(Affiliate Company of CP Kam Properties LLC)

Mr. Manavian provided a brief background of the Applicant and presented an overview of the project, as detailed in Communications D-804 (2013) and M-60.

Director Atta testified in support of the Bill and explained that the zone change would be tied to a development agreement (DA) instead of a unilateral agreement (UA). The Director stated that this process was a learning experience since it was the first time a developer chose to use a DA.

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Mr. Manavian responded to Committee members' queries, stating the following information:

- An acre of the project's frontage would widen Moanalua Road and Kaonohi Street surrounding the project.
- The project would be designed, with Transit-Oriented Development (TOD) in mind, with easy and through access to the rail station.

Director Atta, together with staff, and Deputy Corporation Counsel Jayaram addressed Committee members' queries with the following information:

- A DA is a negotiated agreement of benefits that the developer would provide to the community and development for a limited 10-year period; whereas, a UA lists terms that the developer agrees to and is recorded with the land at the time of rezoning.
- Developers have indicated an interest in the DA process as opposed to UAs for future rezoning projects, including TOD projects.
- A schedule update and overview of the DA for the project that would be submitted to the Council by the end of the month.

The following individuals testified:

1. Tyler Dos Santos-Tam, Hawaii Construction Alliance (strong support) (M-43)
2. Dean Okimoto, Nalo Farms (strong support) (M-55)
3. Cindy McMillan, The Pacific Resource Partnership (support) (M-53)
4. Corey Miyasato (support)
5. Gary Goodrich (support) (M-46)
6. Cheryl Nekota (support)
7. Jarrett Oshiro (support) (M-56)
8. Herb Wong (support)
9. Daniel Fujikawa (support)
10. Al Lardizabal, Hawaii Laborers' Union (strong support)
11. Bernard Berbano (support)
12. Kendra Okihiro (support)
13. Gregory Sheindlin (support)
14. Wade Uehara (support)
15. Terrance Kawano (support)
16. Atau Sakuma (support)
17. Joshua Horita (support)

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- 18. Reid Okaneku (support)
- 19. Jay Iranon (support)

Committee Chair Anderson recommended deferring action on the Bill, in anticipation of the DA being submitted for the Council's action.

Committee Member Harimoto spoke in strong support of the Committee Chair's recommendation and acknowledged the developer's persistence and patience in working with the community.

Committee Member Kobayashi spoke in support of the Committee Chair's recommendation.

Action on Bill 68 (2013) deferred.

AYES: HARIMOTO, KOBAYASHI, ANDERSON – 3.  
NOES: None.  
EXCUSED: MENOR, PINE – 2.

Related communications:

D-804 (2013)	Planning Commission, transmitting draft bill.
M-43	Tyler Dos Sanots-Tam, Executive Director, Hawaii Construction Alliance (strong support)
M-44	Carl Frazier, Cornerstone Properties (support)
M-45	Cara Goodrich (support)
M-46	Gary M. Goodrich Sr. (comments)
M-47	Lee Hopkinson (support)
M-48	Glen Kaneshige, President, Nordic PCL Construction, Inc. (support)
M-49	Charles Kapua, President, Pearl Harbor Hawaiian Civic Club (support)
M-50	Kinsey Kim (support)
M-51	Sean Konishi (support)
M-52	Gladys Marrone, Government Relations Director, Building industry Association of Hawaii (support)
M-53	Cindy McMillan, The Pacific Resource Partnership (support)
M-54	Shari Miyasato (support)
M-55	Dean J. Okimoto, President, Nalo Farms, Inc. (support)
M-56	Jarrett Oshiro (support)
M-57	Glenn Saito (support)
M-58	Wen P. Stafford (support)

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M-59	Maxine Takashiba (oppose)
M-60	PBR Hawaii & Associates, Inc. (comments)
M-61	John R. Monis, Executive Director, Hawaii Operating Engineers Industry Stabilization Fund (support)
M-62	Robin Markle (support)

RECESS/RECONVENE

The Committee Chair called for a short recess at 10:27 a.m. and reconvened the meeting at 10:40 a.m.

2. RESOLUTION 13-5

WAIPAHU NEIGHBORHOOD TOD PLAN. Approving the Waipahu Neighborhood Transit-Oriented (TOD) Plan.

Administration/Others

George Atta, Director, Department of Planning and Permitting (DPP)  
Harrison Rue, TOD Administrator, DPP  
Bonnie Arakawa, Chief of Community Planning, DPP

There was no public testimony.

Director Atta testified in support of the Resolution, provided an update on the neighborhood TOD Plans, as detailed in Communication D-34, and expressed his willingness to working with the Council on the Resolution.

Chief Arakawa provided an overview of the community outreach that was done for the Waipahu TOD Plan process.

Director Atta addressed Committee members' queries with the following information:

- The Resolution would be consistent with the parameters set in Resolution 13-274, relating to the TOD affordable housing policy.
- Infrastructure improvements may be considered on a case-by-case basis to reduce the developer's cost.

Committee Chair Anderson recommended deferring action on the Resolution.

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Committee Member Harimoto spoke in support of the Committee Chair's recommendation, stating that it would give him the opportunity to convene a community meeting to assure that their concerns are addressed.

Action on Resolution 13-5 deferred.

AYES: HARIMOTO, KOBAYASHI, ANDERSON – 3.  
NOES: None.  
EXCUSED: MENOR, PINE – 2.

Related communications:

CC-16 (2013)	Committee Chair Anderson, providing the procedures for proposing amendments to the Bill.
CC-114 (2013)	Committee Chair Anderson, submitting proposed amendments to the Resolution.
D-6 (2013)	Planning Commission, transmitting draft resolution.
D-34	Department of Planning and Permitting, submitting a status update on neighborhood TOD Plans (January 2014).

INFORMATIONAL BRIEFING

3. UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS AND DEVELOPMENT PLAN AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.

Administration/Others

George Atta, Director, Department of Planning and Permitting

There was no public testimony or discussion.

Director Atta reported that there was no change since the last Committee Meeting.

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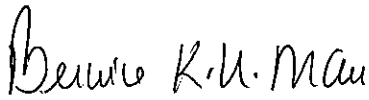
Related communication:

D-33 Department of Planning and Permitting, transmitting the "Status of LUO Amendments Sent to DPP via City Council Resolutions" Report and "Development Plan Updated Schedule".

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:58 a.m.

Respectfully submitted,

  
BERNICE K.N. MAU  
City Clerk

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DATE APPROVED

February 6, 2014